## ORDINANCE NO. <u>20210520-044</u>

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11630 NORTH LAMAR BOULEVARD FROM LIMITED OFFICE (LO) DISTRICT AND MOBILE HOME RESIDENCE (MH) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT ON TRACT 1 AND LIMITED OFFICE-MIXED USE (LO-MU) COMBINING DISTRICT ON TRACT 2.

## BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office (LO) district and mobile home residence (MH) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on Tract 1 and limited office-mixed use (LO-MU) combining district on Tract 2 on the property described in Zoning Case No. C14-2021-0002.SH, on file at the Housing and Planning Department, as follows:

## Tract 1:

The eastern 630 feet of Lot 8, Stark Frank Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4, Page 199, Plat Records, Travis County, Texas, and

## Tract 2:

The remaining western portion of Lot 8, aligned with Walnut Creek (the "Property"),

locally known as 11630 North Lamar Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are prohibited uses on Tract 1 of the Property:

Automotive rentals Automotive repair services

Automotive sales Automotive washing (of any type)

Business or trade school Business support services

College and university facilities Commercial off-street parking Community recreation (private) Community recreation (public)

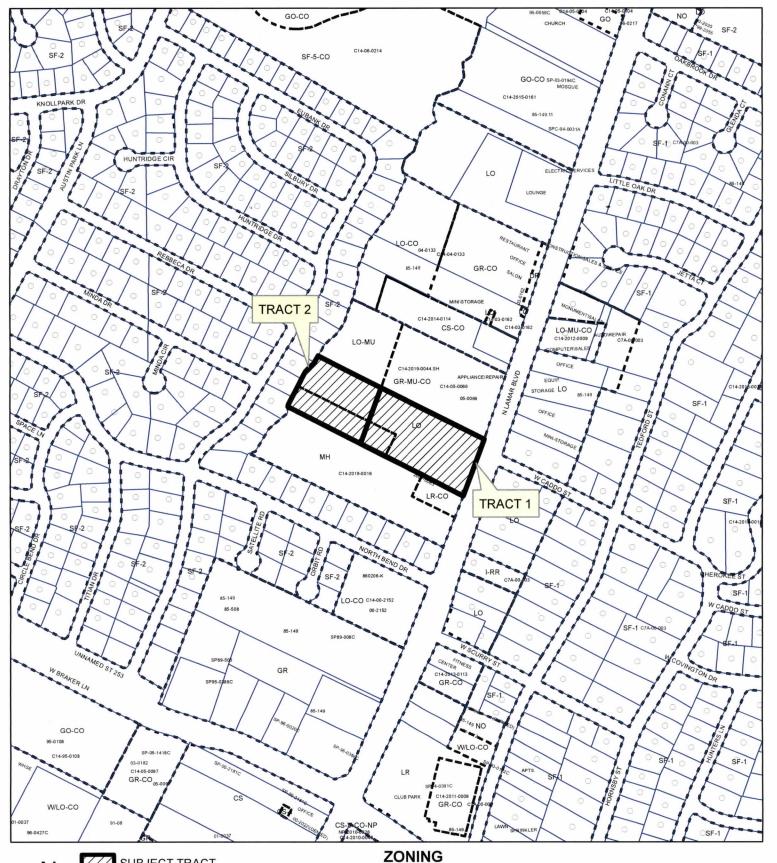
Page 1 of 2

Exterminating services Food sales Funeral services Hospital services (limited) General retail sales (general) Indoor entertainment Hotel-motel Indoor sports and recreation Off-site accessory parking Pawn shop services Outdoor sports and recreation Private secondary educational facilities Pet services Service station Research services Theater Drive-in service is prohibited as an accessory use to restaurant (general and limited) uses on Tract 1 of the Property. **PART 3.** Except as specifically restricted under this ordinance, Tract 1 of the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district, and other applicable requirements of the City Code. **PART 4.** This ordinance takes effect on May 31, 2021. PASSED AND APPROVED May 20 , 2021 Steve Adler Mayor APPROVED: / Anne L. Morgan Pyw7 Jannette S. Goodall City Clerk

В.

Financial services

City Attorney







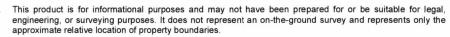
ZONING BOUNDARY

PENDING CASE

DING CASE ZUNING CASE

ZONING CASE#: C14-2021-0002.SH

Exhibit A





This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 4/22/2021